

Basic Information				
	ORIGINAL CALCULATIONS		MODIFIED CALCULATIONS	
Size of Parcel	640 acres		640 acres	
Base Density	640/40 = 16 units		640/40 = 16 units	
Site Location Criteria - Density Adjustment Comparison				
	ORIGINAL CALCULATIONS		MODIFIED CALCULATIONS	
CRITERIA	Density Adjustment	Total Density	Density Adjustment	Total Density
Criteria Met = 0	(640/40) x 0 = 0 units	16 units	(640/40) x 0 = 0 units	16 units
Criteria Met = 1	(640/40) x 1 = 16 units	32 units	(640/40) x 0 = 0 units	16 units
Criteria Met = 2	(640/40) x 3 = 48 units	64 units	(640/40) x 1 = 16 units	32 units
Criteria Met = 3	(640/40) x 5 = 80 units	96 units	(640/40) x 2 = 32 units	48 units
Site Design Criteria – Density Adjustment Comparison				
	ORIGINAL CALCULATIONS		MODIFIED CALCULATIONS	
OPEN SPACE	Density Adjustment	Total Density	Density Adjustment	Total Density
Less than 50%	(640/40) x 0 = 0 units	16 units	(640/40) x 0 = 0 units	16 units
50% - 75%	(640/40) x 3 = 48 units	64 units	(640/40) x 4 = 64 units	80 units
Greater than 75%	(640/40) x 5 = 80 units	96 units	(640/40) x 6 = 96 units	112 units
Combined Density Adjustment Comparisons				
	ORIGINAL CALCULATIONS		MODIFIED CALCULATIONS	
# Criteria	Total Density Adj.	Overall Density	Total Density Adj.	Overall Density
0 - Site Location < 50% Open Space	$[(640/40)x0] + [(640/40) x 0] + 16 = 16 \text{ units}$	$(640/16)= 1/40 \text{ ac.}$	$[(640/40) x 0] + [(640/40) x 0] + 16 = 16 \text{ units}$	$(640/48)= 1/40 \text{ ac.}$
0 - Site Location >50% Open Space	$[(640/40) x 0] + [(640/40) x 3] + 16 = 64 \text{ units}$	$(640/64)= 1/10 \text{ ac.}$	$[(640/40) x 0] + [(640/40) x 4] + 16 = 80 \text{ units}$	$(640/80)= 1/8 \text{ ac.}$
0 - Site Location >75% Open Space	$[(640/40) x 0] + [(640/40) x 5] + 16 = 96 \text{ units}$	$(640/96)= 1/6.67 \text{ ac.}$	$[(640/40) x 0] + [(640/40) x 6] + 16 = 112 \text{ units}$	$(640/112)= 1/5.7 \text{ ac.}$

1 - Site Location < 50% Open Space	$[(640/40) \times 1] + [(640/40) \times 0] + 16 = 32 \text{ units}$	$(640/32) = 1/20 \text{ ac.}$	$[(640/40) \times 0] + [(640/40) \times 0] + 16 = 16 \text{ units}$	$(640/48) = 1/40 \text{ ac.}$
1 – Site Location >50% Open Space	$[(640/40) \times 1] + [(640/40) \times 3] + 16 = 80 \text{ units}$	$(640/80) = 1/8 \text{ ac.}$	$[(640/40) \times 0] + [(640/40) \times 4] + 16 = 80 \text{ units}$	$(640/80) = 1/8 \text{ ac.}$
1 – Site Location >75% Open Space	$[(640/40) \times 1] + [(640/40) \times 5] + 16 = 112 \text{ units}$	$(640/112) = 1/5.7 \text{ ac.}$	$[(640/40) \times 0] + [(640/40) \times 6] + 16 = 112 \text{ units}$	$(640/112) = 1/5.7 \text{ ac.}$
2 - Site Location < 50% Open Space	$[(640/40) \times 3] + [(640/40) \times 0] + 16 = 64 \text{ units}$	$(640/64) = 1/10 \text{ ac.}$	$[(640/40) \times 1] + [(640/40) \times 0] + 16 = 32 \text{ units}$	$(640/32) = 1/20 \text{ ac.}$
2 – Site Location >50% Open Space	$[(640/40) \times 3] + [(640/40) \times 3] + 16 = 112 \text{ units}$	$(640/112) = 1/5.7 \text{ ac.}$	$[(640/40) \times 1] + [(640/40) \times 4] + 16 = 96 \text{ units}$	$(640/96) = 1/6.67 \text{ ac.}$
2 – Site Location >75% Open Space	$[(640/40) \times 3] + [(640/40) \times 5] + 16 = 144 \text{ units}$	$(640/144) = 1/4.4 \text{ ac.}$	$[(640/40) \times 1] + [(640/40) \times 6] + 16 = 128 \text{ units}$	$(640/128) = 1/5 \text{ ac.}$
3 - Site Location < 50% Open Space	$[(640/40) \times 5] + [(640/40) \times 0] + 16 = 96 \text{ units}$	$(640/96) = 1/6.67 \text{ ac.}$	$[(640/40) \times 2] + [(640/40) \times 0] + 16 = 48 \text{ units}$	$(640/48) = 1/13.3 \text{ ac.}$
3 – Site Location >50% Open Space	$[(640/40) \times 5] + [(640/40) \times 3] + 16 = 144 \text{ units}$	$(640/144) = 1/4.4 \text{ ac.}$	$[(640/40) \times 2] + [(640/40) \times 4] + 16 = 112 \text{ units}$	$(640/112) = 1/5.7 \text{ ac.}$
3 – Site Location >75% Open Space	$[(640/40) \times 5] + [(640/40) \times 5] + 16 = 176 \text{ units}$	$(640/176) = 1/3.6 \text{ ac.}$	$[(640/40) \times 2] + [(640/40) \times 6] + 16 = 144 \text{ units}$	$(640/112) = 1/4.4 \text{ ac.}$

Maximum Density Before Off-Site Density Relocation

Original Calculations = **1 unit/3.6 acres** (for a 640 acre parcel)

Modified Calculations = **1 unit/4.4 acres** (for a 640 acre parcel)

Off-Site Density Relocation Comparison (using maximum density calculations above)						
	ORIGINAL CALCULATIONS			MODIFIED CALCULATIONS		
	Density Max.	Units Needed	Acreage Needed	Density Max.	Units Needed	Acreage Needed
Subdivision	1 unit/2.5 ac.	$3.6 - 2.5 = 1.1$	Min. 20 ac.	1 unit/2.5 ac.	$4.4 - 2.5 = 1.9$	Min. 20 ac.
ODP	1 unit/1 ac.	$3.6 - 1 = 2.6$	Min. 30 ac.	1 unit/1 ac.	$4.4 - 1 = 3.4$	Min. 40 ac.